



DUNBAR COURT, SUTTON, SM1 4NQ  
£265,000 LEASEHOLD





## DUNBAR COURT

SUTTON, SM1 4NQ

---

**Central Location Close to Sutton Town Centre and Train Station**

**Requires Modernisation**

**Ideal Rental Investment Opportunity**

**Council Tax Band C • EPC - D**

This spacious first-floor, one-bedroom flat presents an excellent opportunity for buyers looking to personalise and modernise. Featuring double glazing, electric storage heating, and off-street parking, Dunbar Court provides convenient access to Sutton's town centre and mainline station. Priced competitively to sell.



## FIRST FLOOR

**KITCHEN** 10'5" × 7'5" (3.17m × 2.26m)

**LIVING ROOM** 16'11" × 11' (5.15m × 3.36m)

**BEDROOM** 15'3" × 9'5" (4.64m × 2.88m)

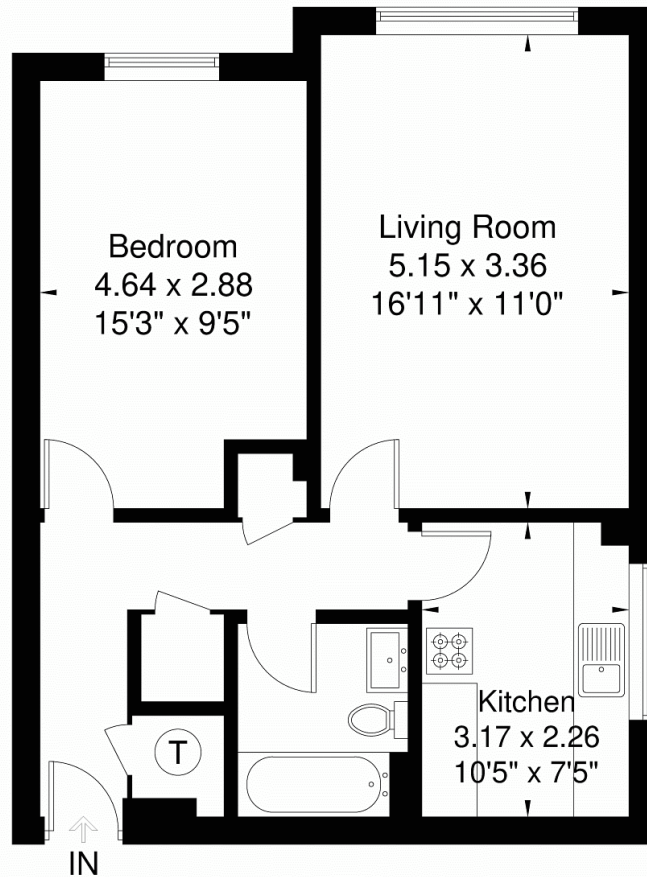
## OUTSIDE

ALLOCATED PARKING





Dunbar Court SM1  
 Approximate Gross Internal Area = 52.8 sq m / 568 sq ft



First Floor  
 52.8 sq m / 568 sq ft



[www.epc.uk.com](http://www.epc.uk.com) [info@epc.uk.com](mailto:info@epc.uk.com)

Not to scale, for guidance only and must not be relied upon as a statement of fact, All measurements and areas are approximate

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

VIEWING STRICTLY BY APPOINTMENT ONLY  
 THROUGH THE VENDORS AGENTS HES PARRY  
 & DREWETT (SUTTON)

**SUTTON SALES**  
 1 GROVE ROAD, SUTTON, SM1 1BB  
**020 8642 2266**  
[sutton@hesresidential.co.uk](mailto:sutton@hesresidential.co.uk)

Energy Performance Certificate		Energy Rating	
Score	Energy Rating	Current	Potential
92+	A		
81-91	B		81
69-80	C		
55-68	D	66	
39-54	E		
21-38	F		
1-20	G		



[www.hugginsedwards.co.uk](http://www.hugginsedwards.co.uk)

